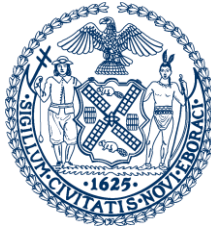


KEITH POWERS

COUNCIL MEMBER, 4TH DISTRICT

211 East 43rd Street, Suite 1205
New York, NY 10017
Tel: (212)818-0580

250 Broadway, Room 1815
New York, NY 10007
Tel: (212)788-7393



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May 24, 2019

Metropolitan 885 Third Avenue Leasehold LLC

C/O: CBRE

Attention Mr. John Perdios, Senior Real Estate Manager

885 Third Avenue

New York, NY 10022

Dear Mr. Perdios:

I write regarding the escalator leading to the E and M train platform at the Lexington Avenue-53rd Street subway station.

With over 66,000 average weekday station entries, plus thousands of daily transfer riders traveling through the station each weekday, Lexington Avenue-53rd Street is the ninth-busiest subway station in New York. Maintenance of our subway infrastructure throughout the system is essential, but the importance of this station makes the lack of escalator upkeep inexcusable. As you may have seen, recent reporting by *The City* revealed that this escalator is out of service 86% of the time, making it the worst-performing escalator in the entire New York City subway system.

New Yorkers who live and work in my district rely on this station to keep them moving each day, and a consistently broken escalator makes their commutes inconvenient and less accessible. This is an issue of safety, as well: a broken escalator brings severe crowding on platforms and creates a clog of commuters trying to exit or move along to another station. This can also cause cascading effects throughout the subway system by forcing trains to bypass the station, disrupting travel not only for residents of my district, but for users of the E and M lines throughout the city.

The City Planning Commission's decision in 1984 to grant you a special permit for a floor area bonus was contingent upon your timely maintenance of this escalator. Agreements like this offer important opportunities to use development to improve the public realm, but they only work if both parties hold up their end of the deal.

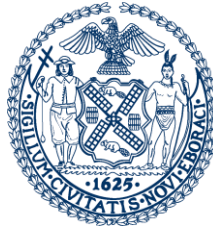
As the MTA wrote to you in March 2019 and has reiterated to my office, this escalator has reached the end of its useful life. I urge you to replace this escalator as soon as you can to prevent further disruptions and restore convenience to one of the most heavily-trafficked stations in our city. As part of this process, I

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ask that you provide a clear timeline for replacement and work with the MTA to mitigate any platform crowding during the replacement process.

Thank you for your attention to this important matter. Should you have any questions, please reach out to me at 212-818-0580.

Sincerely,

A handwritten signature in black ink that reads "Keith Powers". The signature is written in a cursive style with a long, sweeping underline.

Keith Powers

cc: 885 3rd Avenue Realty Owner LLC
C/O Ceruzzi Holdings
400 Park Avenue
New York, NY 10022